



Asset Recovery Branch
 Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004,
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Mega E-auction For Sale of Movable / Immovable Properties

E-Auction of 15 days Sale Notice for E-Auction Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rule, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable properties mortgaged / charged to the Secured Creditor, the symbolic / physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower (s) & Guarantor (s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

| Sr. No. | Name of the Branch and Borrowers / Guarantors and Type of Possession | Amount Due | Description of the Properties | Reserve Price | Earnest Money Deposit | Min. Bid Increment by which the Bid is to be increased |
|---------|--|--|--|---|---|--|
| 1 | ARB -PUNE 78780 (7498474301) Borrower: Mr. Yuvraj Goroba Linge (Physical Possession) | Rs.16,17,670.30 (Rupees Sixteen Lakh Seventeen Thousand Six Hundred Seventy and paise Thirty Only) as per Demand notice dated 24.11.2015 and further interest, cost and expenses thereafter. | All that piece and parcel of the property, bearing Flat No.201 & 202, on the Second Floor, admeasuring about 507 + 496 (respectively) i.e., 1003 sq. fts., i.e., 93.18 Sq. Mts. (Built Up), in the building known as "Shree Ganesh Nandanvan" constructed on the property bearing Survey No.36, Hissa No.1/1, Area admeasuring about, 00H 09 Ares out of which 00H 2.75 Ares i.e., 275 Sq. Mts. Situated at Village - Ambegaon Budruk, and within the Registration District - Pune, Sub-Registration Taluka - Haveli, Dist - Pune | Rs. 17,40,000.00 (Rupees Seventeen Lakh Forty Thousand Only) | 10% of the Reserve Price mentioned above. | Rs. 25,000/- |
| 2 | ARB -PUNE (7498474301) Borrower: Mr. Ajitkumar Mithlesh Singh / Mrs. Minakshi Ajitkumar Singh (Guarantor) (Symbolic Possession) | Rs. 27,31,949.45 (Rupees Twenty Seven Lakhs Thirty One Thousand Nine Hundred Forty Nine and paise Fourty Five Only) as per demand notice dated 15.04.2025 + Interest and Expenses thereon after. | All that piece and parcel of immovable property bearing Flat No.701 on 7th Floor in Building No. "A-2" admeasuring an area 957. Sq.Ft i.e 88.94 Sq.Mtrs Saleable in building project to be known as " Tara City" constructed on the property bearing Gat No.1607,1608,1609,1611, and 1702 Situated at village Loni Kalbhor Tal Haveli, Dist.Pune which is within the local limits of Grampanchayat Loni kalbhor Zilla Parishad Pune.Taluka Panchayat Samiti Haveli Dist.Pune | Rs. 27,60,000/- (Rupees Twenty Seven Lakhs Sixty Thousands Only) | 10% of the Reserve Price mentioned above. | Rs. 25000/- |
| 3 | ARB -PUNE (7498474301) Borrower: Mrs. Pragati Kartik Chavan / Mr. Kartik Subhash Chavan (Co-Applicant) & Mr. Mahesh Shanmukh Tambulkar (Guarantor) (Symbolic possession) | Rs. 28,97,594.98 (Rupees Twenty Eight Lakhs Ninety Seven Thousand Five Hundred Ninety Four and paise Ninety Eight Only) as per demand notice dated 15.04.2025 + Interest and Expenses thereon after. | All that piece and parcel of immovable property bearing Flat No.503 on 5th Floor in Building No. "A-4" admesuring an area 957. Sq.Ft i.e 88.94 Sq.Mtrs Net Saleable Along with One Car Parking in building project to be known as " Tara City" constructed on the property bearing Gat No.1607,1608,1609,1611, and 1702 Situated at village Loni Kalbhor Tal Haveli, Dist.Pune which is within the local limits of Grampanchayat Loni kalbhor Zilla Parishad Pune.Taluka Panchayat Samiti Haveli Dist.Pune | Rs. 27,60,000/- (Rupees Twenty Seven Lakhs Sixty Thousands Only) | 10% of the Reserve Price mentioned above. | Rs. 25000/- |
| 4 | ARB -PUNE (7498474301) Borrower: Mr. Raju Kamble / Mrs. Shobha Raju Kamble (Co-Applicant) (Symbolic possession) | Rs.42,75,142.28/- (Rupees Forty Two Lakhs Seventy Five Thousand Nine Hundred Forty Two and Twenty Eight Paise only) as per demand notice dated 01.03.2025 + Interest and Expenses thereon after. | All that piece and parcel of the property bearing Flat.No. A.202 on 2nd floor area adms 753 Sq fts i.e 49.54 Sq.Mtrs in the Building Known as Siddhivinayak Tejas (Shree Nivas Park) Situated at S No 47/3Aat Village Ghorpadi Tal Pune Dist. Pune 411001 | Rs.50,82,000/- (Rupees Fifty Lakhs Eighty Two Thousands Only) | 10% of the Reserve Price | Rs. 50000/- |
| 5 | ARB -PUNE (7498474301) Borrower: Legal Heirs of Mr. Sandeep Amrut Patil (Deceased)/Mrs. Seema Sandeep Patil (Co-Borrower) (Symbolic possession) | Rs. 32,64,989.21 (Rupees Thirty Two Lakhs Sixty Four Thousand Nine Hundred Eighty Nine and paise Twenty One Only) as per demand notice dated 02.06.2025 + Interest and Expenses thereon after. | All the piece and parcel of land bearing S.No.28/21/2/16 / 28/21/2/14, 28/20/3, Flat NO.306,3Rd Floor, "Sai Majestic" admeasuring 49.79 Sq.Mtr.(536.Sq.Ft. Carpet Area) 64.75 Sq.Mt. (697 Sq.Ft. Built Up area) ,attached terrace admeasuring 7.24 Sq.mt.i.e. 78.Sq.ft, Ambegaon Budruk, Taluka Haveli, Dist. Pune. | Rs.33,80,000/- (Rupees Thirty Three Lakhs Eighty Thousands Only) | 10% of the Reserve Price mentioned above. | Rs. 25000/- |
| 6 | ARB -PUNE (7498474301) Borrower: M/s. Jet Works, Partner Mr. Bhushan Yashwant Pagar, Mr. Bhushan Yashwant Pagar (Guarantor), Mrs. Shalini Yashwant Pagar (Guarantor)/Mrs. Suvarna Yashwant Pagar (Symbolic possession) | Rs.1,20,67,719.06 (Rupees One Crore Twenty Lakhs Sixty Seven Thousand Seven Hundred Nineteen and paise Six Only) as per demand notice dated 27.06.2025 + Interest and Expenses thereon after. | Property No.1: Flat No.10,2nd Floor,Ujwal Ship, Admeasuring 665 Sq.Ft, Situated On Plot No.22 And 23,S.No.147,Hissa No.2,4,5,6 And 8,Raykar Nagar, Dhayan Pune Owned By Mr. Bhushan Y Pagar And Mrs. Shalini Y Pagar. Property No.2: Flat No 4, First Floor,Building No.F.Sai Samarth Shlp Admeasuring Total Salable Area Of 366 Sq.Ft Situated On S No. 125/1 To4+8/19,Mauje Dhayan Bhag, Taluka Haveli, Pune 411041 Owned By Mrs. Shalini Y Pagar And Ms. Suvarna Y Pagar. Property No.3: Flat No.6,3rd Floor,Building F,Sai Samarth Shlp Admeasuring Total Built Up Area Of About 32.33 Sq.Mtr Situated On S.No. 125/1 4+8/19, Near Jiya Terrace Near DSK Vishwa, Dhayan Pune Owned By Mr. Bhushan Y Pagar. | Rs.31,77,000.00 (Rupees Thirty One Lakh Seventy Seven Thousands only) Rs.17,40,000.00 (Rupees Seventeen Lakh Forty Thousands only) Rs.17,40,000.00 (Rupees Seventeen Lakh Forty Thousands only) | 10% of the Reserve Price mentioned above. 10% of the Reserve Price mentioned above. 10% of the Reserve Price mentioned above. | Rs. 25000/- Rs. 25000/- Rs. 25000/- |
| 7 | ARB -PUNE (7498474301) Borrower: Mrs. Ashwini Dattatray Phalke And Mr. Dattatray Gulabrao Phalke, Mr. Sachin Bhagwan Jagtap (Physical possession) | Rs. 1,46,70,511.00 (Rupees One Core Forty-Six Lakh Seventy Thousand Five Hundred Eleven Only) as per demand notice dated 15-09-2017 + Further Interest, Expenses thereafter | All that piece and parcel of land bearing Gat No. 42/1B Part (except area under Petrol Pump)which is 0-40R,i.e.1 Acres) Situated at Village- Pimpasuti, Tal -Shirur Dist. Pune. Bounded on the- East: Gat no. 40, West: Gat no. 65 to 67, 70 to 73 and 75, North: Road, South: Gat no. 70. | Rs.1,67,76,000.00 (Rupees One Core Sixty Seven Lakhs Seventy Six Thousands only) | 10% of the Reserve Price | Rs. 1,00,000/- |
| 8 | ARB -PUNE 78780 (7498474301) Borrower: Mr. Dhananjay Namdevrao Pathane And Mrs. Sanjeevani Dhananjay Pathane (Co-Borrower) (Symbolic possession) | Rs. 28,84,251 /- (Rupees Twenty Eight Lakhs Eighty Four Thousand Two Hundred Fifty One Only) as per demand notice dated 15.06.2016 + Interest and Expenses thereon after. | All the piece and parcel of Flat No.12 A, on 2nd Floor, Admeasuring area 59.86 Sq.Mtrs.Carpet area + Terrace 3.75 Sq.Mtrs. with common parking in project known as Kamdhenu Orchid Co-Op. Housing Soc.Itd Wing-A.Situated on CDC Sector,Plot No.4,admeasuring area 1650 Sq.mtrs.situated at Village Chikhali,Taluka Haveli Dist.Pune, with in the local limits of Pimpri Chinchwad Muncpal Corporation and within the Jurisdiction of Sub-Registrar Haveli, and with in the control of C. C.N.T.D.A | Rs.39,30,000.00 (Rupees Thirty Nine Lakh Thirty Thousands Only) | 10% of the Reserve Price | Rs. 25000/- |
| 9 | ARB -PUNE 78780 (7498474301) Borrower: Mr. Faiyaz Balubhai Pathan, Mrs. Gulnaaz Faiyaz Pathan (Guarantor), Mr. Sachin Bhagwan Adsul (Guarantor) (Physical Possession) | Rs.23,75,857.95 (Rupees Twenty Three Lakhs Seventy Five Thousand Eight Hundred Fifty Seven and Paise Ninety Five only) as per demand notice dated 27-03-2023 and Further Interest, Costs and expenses thereafter. | All that piece and parcel of Flat No. 1, admeasuring 586 Sq Fts i.e. 54.46 Sq. Mtrs. on first floor in Building A, in Muktal Palace, constructed on Survey No. 183 (old Sr. No. 154) Hissa No. 1A-1B/8A/7, Village Phursungi, Tal Haveli, Dist. Pune-412 308 within the limit of panchayat samiti Haveli Zilla Parishad Pune and registration Dist. Pune sub register Tal. Haveli | Rs.16,55,000.00 (Rupees Sixteen Lakh Fifty Five Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- |
| 10 | ARB -PUNE 78780 (7498474301) Borrower: M/S Keshariya Agro Foods, Partner Mr. Lalit Nandkumar Mutha, Pritam Lalit Mutha, Deepak Nandkumar Mutha (Physical possession) | Rs.3,75,60,794.00 (Rupees Three Crore Seventy Five lakh Sixty Thousand Seven Hundred Ninety Four only) as per Demand notice dated 20-12-2023 and further interest, cost and expenses thereafter. | Property No.1: All that piece and parcel of Unit No.646 consisting of three floors i.e. Ground + 2 totally admeasuring about 180 sq. mtrs. in Building No.82, T.P.Scheme No.3, Final Plot No.474, S No. 588A, MHADA, lying and situated at village Gultekadi, Tal - Haveli, Dist - Pune (owned and possessed Lalit Nandkishor Mutha) and said land is Bounded as under: On or towards East - Road, On or towards South - House property of Mr. Bodhe, On or towards West - Lane, On or towards North - House property of Mr. Nigsure Property No. 2: All that piece and parcel of Plot of an area of 00 H 01 R and house constructed thereon bearing No. 76 of an area of 88.16 sq. mtr. out of Survey No. 7, Hissa No. 1/1/1/2B/2/1A/2/2/1/2/1, lying and situated at Dhankawadi, Tal - Haveli, Dist - Pune (owned and possessed by Sujata Narendra Chopada) and said land is Bounded as under: On or towards East - Property of Mr. Othkar, On or towards South - Common Road, On or towards West - House property of Mr. Sambhaji Sutar, On or towards North - House property of Mr. Birkule | Rs.1,07,10,000 /- (Rupees One Crore Seven Lakh Ten Thousands Only) Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only) | 10% of the Reserve Price mentioned above. 10% of the Reserve Price mentioned above. | Rs. 1,00,000/- Rs. 50,000/- |
| 11 | ARB -PUNE 78780 (7498474301) Borrower: Mr. Peermahammad Madar Bavagi, Mrs. Minaj Peermahammad Bavagi (Co-Applicant) (Physical Possession) | Rs. 28,57,174.80 (Rupees Twenty Eight Lakhs Fifty Seven Thousand One Hundred Seventy Four and Paise Eighty Only) as per Demand notice dated 03-04-2021 and further interest, cost and expenses thereafter. | All that piece & Parcel of Flat Bearing No. 03, admeasuring 465 sq. fts. i.e. 43.21 sq. mtrs. Built up on Silt Floor as per Plan (First Floor as Agreement) in Lali Apartment, constructed on Private Plot No. 2, 3-5, Survey No. 53/3/2 having corresponding CTS No. 978, lying and situated at Village Ghorpadi, Tal - Haveli, Distt - Pune, within the Limits of PMC and Registration District Pune, Sub - District Tal - Haveli | Rs. 19,58,000/- (Rupees Nineteen Lakhs Fifty Eight Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- |
| 12 | ARB -PUNE 78780 (7498474301) Borrower: M/s. Shree Communication, Prop. Mr. Dinesh Arvind Vadhane (Symbolic possession) | Rs.53,75,902.30 /- (Rupees Fifty Three Lakhs Seventy Five Thousand Nine Hundred Two and Thirty Paise Only) as per demand notice dated 30.08.2022 + Interest and Expenses thereon after | All that piece and parcel of land herediatement and the property bearing Sr.No.74,Hissa No.13A, area adm. about 193 Sq.mtrs, R.C.C. Built up area adm.129.10 Sq.mtrs. P.M.C.Property No. P/F/24/04006000. Situated at Lane No. A-28, Adarsh Colony, Sayyed Nagar, Mohammadwadi Road, Village Hadapsar, within the local limits of Pune Municipal Corporation and also within the jurisdiction of Sub-registrar, Haveli No.1 to 27, Pune together with all appurtenances thereto and right of easements and same is Bounded as follows: On Or Towards East: Mohammadwadi Road, On Or Towards South: Property of Mr. Raju Tamboli & Sasane, On Or Towards West: Property of Mr. Sayyad, On Or Towards North: 15 ft. Common Road | Rs.69,10,000 /- (Rupees Sixty Nine Lakhs Ten Thousands Only) | 10% of the Reserve Price mentioned above | Rs. 50,000/- |
| 13 | ARB -PUNE 78780 (7498474301) Borrower: Mr. Akhilesh Singh (Borrower) & Mrs. Sonam Devi (Co - Borrower) (Symbolic Possession) | Rs. 34,48,972.52 (Rupees Thirty Four Lakhs Forty Eight Thousand Nine Hundred Seventy Two Paise Fifty Two Only) as per demand notice dated 18.09.2025 + Interest and Expenses thereon after. | All that piece & parcel of Flat bearing No. 701 admeasuring carpet area 444 sq.ft. i.e. 41.27 sq. mtrs. Along with exclusive right to use adjacent additional useable area 41 sq.ft. i.e. 3.81 sq.mtrs., situated on the 7th Floor of the L Wing along with Parking admeasuring 107 sq.ft. in the project known as Hubtown Countrywoods (Formerly known as Akruli Countrywoods) and in the Society known as Hubtown Countrywoods L Wing Co-Operative Housing Society Ltd, S No 45 (P), Mauje Kondhwa BK, Tal - Haveli, Pune-411048 and within the limits of the Pune Municipal Corporation | Rs.25,65,000.00 (Rupees Twenty Five Lakh Sixty Five Thousands only) | 10% of the Reserve Price | Rs. 25000/- |
| 14 | ARB -PUNE 78780 (7498474301) Borrower: Mr. Rahul Rameshwar Bhoware / Mrs. Pooja Rahul Bhoware (Co-Borrower) / Mr. Mahesh Pandharinath Nimbalakar (Co-Borrower) / M/s. RD Steel Corporation (Co-Borrower) (Symbolic possession) | Rs. 39,18,547.39 (Rupees Thirty Nine Lakhs Eighteen Thousand Five Hundred Forty Seven and paise Thirty Nine Only) as per demand notice dated 26.06.2025 + Interest and Expenses thereon after. | All that piece and parcel of Flat/Unit bearing No.303 on the 3rd Floor in the Building No. R admeasuring approximately 91.86 Sq.Mtrs Carpet area alongwith attached terrace admeasuring 8.12 Sq.Mtrs, and also along with the provisional allocation of covered / open sky Car Parking Space No. R-10,admeasuring 11.15 Sq. Meters in the Building Name Sheetal Baug Complex behind Poona Public School, Bhosari-411039. | Rs.64,50,000.00 (Rupees Sixty Four Lakh Fifty Thousands only) | 10% of the Reserve Price mentioned above | Rs. 50,000/- |
| 15 | ARB -PUNE 78780 (7498474301) Borrower: M/s. Sai Trading and Engineering Works, Prop. Mrs. Elizabeth Murlidhar Das (Borrower) (Symbolic possession) | Rs.73,73,950.11 (Rupees Seventy Three Lakhs Seventy Three Thousand Nine Hundred Fifty and Paise Eleven Only) as per demand notice dated 22.07.2025 + Interest and Expenses thereon after. | All that piece and parcel of immovable property bearing Flat No 103 on 1st Floor admeasuring 895 Sq.Ft. i.e. 83.17 Sq.Mtrs. Built up in the building C in Nancy garden Co-Op Housing Society Ltd. Constructed on the land situated at Wanowari bearing CTS No.1387, Survey No.70A/1/2/2A/2 within the limits of Pune Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli, Pune. | Rs.52,65,000.00 (Rupees Fifty Two Lakh Sixty Five Thousands only) | 10% of the Reserve Price mentioned above | Rs. 50,000/- |
| 16 | ARB PUNE (9130082186) Borrower: M/S Muskan Enterprises, Prop: Mr. Wahab Md. Naim Khan, Mr. Md. Anwar Abdul Hasan Khan (Guarantor) (Symbolic possession) | Rs.67,25,339.92 (Rupees Sixty Seven Lakh Twenty Five Thousand Three Hundred Thirty Nine and paise Ninety Two Only) as per demand notice dated 22.06.2023 and further interest, expenses thereafter. | All that piece and parcel of land herediatement and the property bearing S No 74, Hissa No 6 6C, Area admeasuring 93.27 sq.m. RCC built up area admeasuring 200 sq.m. Milkat No 59 situated at 6C Sayyednagar, Mohammed Wadi Road, Village Hadapsar within the local limits of PMC and also within the jurisdiction of Sub-Registrar Haveli No 1 to 27, Pune together with all appurtenances thereto and right of easements | Rs.42,75,000/- (Rupees Forty Two Lakhs Seventy Five thousand Only) | 10% of the Reserve Price mentioned above | Rs. 25,000/- |
| 17 | ARB PUNE (9130082186) Borrower: Sadguru Kisan Seva Kendra, Prop. Ganesh Pandurang Barke, Arvind Pandurang Barke (Guarantor), Draupadi Pandurang Barke (Guarantor) (Symbolic possession) | Rs.2,54,55,348.82 (Rupees Two Crores Fifty Four Lakhs Fifty Five Thousand Three Hundred Forty Eight and Eighty Two Paise Only) | All the piece and parcel of NA Land and building of petrol pump on Gat no 448, 449 near Makar Vasti, Pune Solapur Road, at village Sahajpur, Tal- Daund, Dist- Pune 412307 admeasuring 6914 sq. mtr. | Rs.3,15,00,000/- (Rupees Three Crores Fifteen Lakhs Only) | 10% of the Reserve Price mentioned above | Rs. 2,00,000/- |
| 18 | ARB -PUNE 78780 (9130082186) Borrower: M/S Amparo Safetech Pvt Ltd And Mr. Nilesh Ashok Bhujbal, Mrs. Shilpa Nilesh Bhujbal, Mr. Pandharinath Balasaheb Sabale, Mr. Mangesh Ashok Bhujbal (Symbolic possession) | Rs.59,64,521.05 (Rupees Fifty Nine Lakhs Sixty-Four Thousand Five Hundred Twenty One and Five Paise Only) and interest thereon. | Industrial Building at plot no 10, S.G. Jakate Industrial Estate Gat no 184, Near John Deere company, Off Pune Nagar Road, Sanaswadi, Tal- Shirur, Dist- Pune adm 2152 sq.ft. and same is Bounded as follows: East: Road, West: Delux Bearing Company, South: Plot No.11 in Gat No 184, North: Plot No 09 in Gat No. 184 | Rs. 58,50,000 /- (Rupees Fifty Eight Lakhs Fifty Thousand Only) | 10% of the Reserve Price mentioned above. | Rs. 50,000/- |
| 19 | ARB -PUNE 78780 (9130082186) Borrower: Mr. Mayur Prakash Savane, Mr. Prakash Shamrao Savane (Symbolic possession) | Rs.24,57,896.75 (Rupees Twenty Four Lakhs Fifty Seven Thousand Eight Hundred Ninety Six and Seventy Five Paise Only) as per Demand notice dated 30.12.2023 and further interest, cost and expenses thereafter | All the piece and parcel of Flat no 102, First Floor, Green city Buildg, B Wing, Survey no 319, Tardobachi wadi road, Shirur, Taluka Shirur, Dist- Pune 412210 within the municipality limit of shirur and sub registrar shirur taluka Dist- Pune 412210 admeasuring 555.00 Sq. Ft and Bounded by North- Flat no 101, South- Flat no 103, East- Open to sky, West- Common passage, Duct and Flat no 101 | Rs. 17,00,000/- (Rupees Seventeen Lakhs Only) | 10% of the Reserve Price mentioned above | Rs. 25,000/- |
| 20 | ARB PUNE (7350321178) Borrower: M/S. Shriyash Petroleum, Prop. Mr. Babu Baburao Divekar, Mr. Dipak Rambhau Lipne (Guarantor) (Physical Possession) | Rs.20,77,562.69 (Rupees Twenty Lakh Seventy Seven Thousand Five Hundred Sixty Two Rupees and Sixty Nine Paise Only) as per Demand notice dated 07.11.2019 and further interest, cost and expenses thereafter. | NA Land admeasuring area 2000.00 sq. mtrs i.e. 00H.20R out of Gat No. 512, situated at Village Boribel, Tal: Daund, Dist: Pune along with standing construction thereon. Bounded By: North: Out of Gat No. 512, South: Road, East: Bhigwan-Alegaon Road (MDR No. 81), West: Out of Gat No. 512 | Rs. 45,00,000.00 (Rupees Forty Five Lakh Only) | 10% of the Reserve Price mentioned above | RS. 25,000/- |
| 21 | ARB PUNE (7350321178) Borrower: Mr. Shahwaj Ahmad Jalaluddin Sayyed Mr. Mohammad Alamgir Sayyad (Guarantor) (Symbolic Possession) | Rs.27,39,459.16 (Rupees Twenty Seven Lakh Thirty Nine Thousand Four Hundred Fifty Nine Rupees and Sixteen Paise Only) as per Demand notice dated 30.11.2024 and further interest, cost and expenses thereafter. | All that piece and parcel of the Flat No. 303, on 3rd floor, Wing A, admeasuring area 580 sq. fts. i.e. 53.88 sq. mtrs. + terrace admeasuring area 120 sq. fts. i.e. 11.14 sq. mtrs. In building known as "AMAN COMPLEX", constructed on City Survey No. 1295 & 1296, situated at Kasba Peth, Taluka Haveli, District Pune & within limits of Pune Municipal Corporation. Bounded by East: By PMC Lane, West: By CTS No. 1305, Kasba Peth, South: By CTS No. 1297, 1298 & 1302, Kasba Peth, North: By PMC Lane & CTS No 1294, Kasba Peth | Rs. 37,98,000.00 (Rupees Thirty Seven Lakh Ninety Eight Thousand only) | 10% of the Reserve Price mentioned above | RS. 25,000/- |
| 22 | ARB PUNE (7350321178) Borrower: Mr. Preetam Pramod Ghatkar (Physical Possession) | Rs. 15,03,551.00 (Rupees Fifteen Lakh Three Thousand Five Hundred Fifty One Rupees Only) as per Demand notice dated 02.07.2021 for Property No. 01 and further interest, cost and expenses thereafter. Rs. 15,07,287.95 (Rupees Fifteen Lakh Seven Thousand Two Hundred Eighty Seven Rupees and Ninety Five Paise Only) as per Demand notice dated 02.07.2021 for Property No. 02 and further interest, cost and expenses thereafter. | Property No. 1 : All that piece and parcel of Flat No. 02, situated on Ground Floor, Building No. A-3, in the project known as "Playtor Rajgurunagar", constructed on Gat No/Survey No. 189(part) & 190/1A/2. Situated at Village - Satkarsthal, Taluka- Khed, District - Pune, Having Admeasuring Area about 238.08 Sq. Mtrs. i.e. 22.12 Sq. Mtrs. Carpet + Garden Admeasuring Area 237.13 Sq. Fts i.e. 22.03 Sq. Mtrs Total Admeasuring 475.21 Sq. Ft i.e. 44.16 Mtrs. Bounded By: East- Flat No. 03, West- Flat No. 01, North- Side Margin, South- Entrance Property No. 2 : All that piece and parcel of Flat No. 03, situated on Ground Floor, Building No. A-3, in the project known as "Playtor Rajgurunagar", constructed on Gat No/Survey No. 189(part) & 190/1A/2. Situated at Village - Satkarsthal, Taluka- Khed, District - Pune, having Admeasuring Area about 238.08 Sq. Mtrs. i.e. 22.12 Sq. Mtrs. Carpet + Garden Admeasuring Area 237.13 Sq. Fts i.e. 22.03 Sq. Mtrs Total Admeasuring 475.21 Sq. Ft i.e. 44.16 Mtrs. Bounded By: East- Staircase, West- Flat No. 02, North- Side Margin, South- Entrance | Rs. 8,35,000.00/- (Rupees Eight Lakh Thirty Five Thousand Only) Rs. 8,35,000.00/- (Rupees Eight Lakh Thirty Five Thousand Only) | 10% of the Reserve Price mentioned above 10% of the Reserve Price mentioned above | RS. 25,000/- RS. 25,000/- |
| 23 | ARB PUNE (7350321178) Borrower: Mr. Pramod Prakashrao Jadhav, Mrs. Laxmi Sagar Mirajgaonkar (Symbolic possession) | Rs. 67,07,016.33 (Rupees Sixty Seven Lakh Seven Thousand Sixteen Rupees and Thirty Three Paise Only) as per Demand notice dated 22.06.2023 and further interest, cost and expenses thereafter. | All that part of the property consisting of land and building residential flat belonging to Mr. Pramod Prakashrao Jadhav Flat No. 7, 4th Floor, Mauli Complex, Measuring 86.39 Sq. Mtrs Situated at S. No. 18/2B/6 (Old S. No. 18/2B/5), Sukhsagar Nagar, Katraj, Taluka-Haveli, Pune - 411016. Bounded by: North: 1.5 m wide road and Plot No. 15 to 18 in private layout of same S. No. 18/2B/6, South: Remaining land of same S No 18/2B/6, East: 4.12m wide road and Plot No. 11 & 12 in private layout of same S. No. 18/2B/6/2, West: land owned by Mr. Ashok Kadam from same S. No. 18/2B/6/3 | Rs. 30,55,000.00/- (Rupees Thirty Lakh Fifty Five Thousand Only) | 10% of the Reserve Price mentioned above | RS. 25,000/- |
| 24 | ARB PUNE (7350321178) Borrower: Mrs. Sarika Suraj Patil (Physical Possession) | Rs.50,63,474.00 (Rupees Fifty Lakh Sixty Three Thousand Four Hundred Seventy Four Only) as per Demand notice dated 13/03/2023 and further interest, cost and expenses thereafter. | All that piece and parcel of flat no. 204, situated on 2nd floor, in the scheme known as Green Park, constructed on Survey No. 9, Hissa No. 3A, City Survey No. 1884 Situated at Village Dapodi Taluka Haveli Dist Pune & within the limits of pimpri chichwad municipal corporation and within the jurisdiction of Sub Registrar Haveli Pune, having 56.1 Sq. Mtrs, Carpet + attached terrace admeasuring area about 9.45 sq. mtrs + covered car parking | Rs. 56,85,000.00 (Rupees Fifty Six Lakh Eighty Five Thousand only) | 10% of the Reserve Price mentioned above. | Rs. 50,000/- |

Continued on next page...



Asset Recovery Branch
 Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004,
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**Mega E-auction For
 Sale of Movable /
 Immovable Properties**

Continued from previous page...

| Sr. No | Name of the Branch and Borrowers / Guarantors and Type of Possession | Amount Due | Description of the Properties | Reserve Price | Earnest Money Deposit | Min. Bid Increment By which the Bid is to be increased |
|--------|--|---|--|---|--|--|
| 25 | ARB PUNE (37350321178) Borrower: Mr. Idris Mohammed Golawala (Symbolic possession) | Rs.26,10,998.00 (Rupees Twenty Six Lakh Ten Thousand Nine Hundred Ninety Eight Rupees Only) as per Demand notice dated 18.05.2018 and further interest, cost and expenses thereafter | All that piece and parcel of the property bearing Flat No. 4, Adm. 500 Sq. Ft. i.e. 46.46 Sq. Mtrs. (built-up), on 3rd floor of the building situated at CTS No. 277 & 277/1 of Village Gururwarpath, Tal-Haveli, Dist-Pune, Situated within the local limits of Pune Municipal Corporation and situated within the jurisdiction of Sub-Registrar Haveli. | Rs.14,47,000.00 (Rupees Fourteen Lakh Fourty Seven Thousand Only) | 10% of the Reserve Price | RS.25,000/- |
| 26 | ARB -PUNE 78780 (37350321178) Borrower: Mr. Vicky Sunil Undre and Mr. Sunil Kisan Undre (Symbolic Possession) | Rs.41,31,060.00 (Rupees Forty One Lakh Thirty One Thousand Sixty Rupees Only) as per Demand notice dated 15/10/2018 and further interest, cost and expenses thereafter. | Property 1: All that piece and parcel of Flat No. 301, 3rd Floor, Building No. B, Admeasuring Area about 550 Sq. Ft. i.e. 51.10 Sq. Mtrs Built Up Salable (which is inclusive of the area of the balcony) along with the Car Parking No. 12 in the building known as Raut Vihar situated on land bearing S No. 37, Hissa No. 12/1 an area Admeasuring 00 H 79 R assessed at 01 Rs. 40 Pai at Revenue Village Hadapsar, Taluka Haveli, Dist Pune Property 2: All that piece and parcel of Flat No. 302, 3rd Floor, Building No. B, Admeasuring Area About 550 Sq. Ft. i.e. 51.10 Sq. Mtrs Built Up Salable (which is inclusive of the area of the balcony) along with the Car Parking No. 12 in the building known as Raut Vihar situated on land bearing S No. 37, Hissa No. 12/1 an Area Admeasuring 00 H 79 R assessed at 01 Rs. 40 Pai at Revenue Village Hadapsar, Taluka Haveli, Dist Pune. | Rs. 20.10 Lakh (Rupees Twenty Lakh Ten Thousand Only) | 10% of the Reserve Price mentioned above. | Rs. 25,000/- |
| 27 | ARB -PUNE 78780 (37350321178) Borrower: Mr. Puran Gangaram Chavan and Mrs. Sumitra Puran Chavan (Physical Possession) | Rs. 28,73,194.29 (Rupees Twenty Eight Lakh Seventy Three Thousand One Hundred Ninety Four and Twenty Nine Paise Only) as per Demand notice dated 04.01.2024 and further interest, cost and expenses thereafter. | House Property situated on residential Flat No. 405, Fourth Floor, Shiv Prasad Society, Situated at S. No. 286, Hissa No. 1/D, Plot No. 3+4, Nearby Castle Royal Complex, Kutwal Colony, Village Lohagaon, Taluka Haveli, District Pune, Maharashtra 411047. Built up area of flat is about 555 sq. ft. along with terrace area of 45 sq. ft. & carparking no. 405 area of 100 sq. ft. (1BHK Flat). Bounded By: North: By Property of Shri. Korbhan Gupta, South: By Property of Shri. Shaha, East: By Property of Shri. Bhujadi, West: By Road | Rs. 28,93,000.00/- (Rupees Twenty Eight Lakh Ninety Three Thousand Only) | 10% of the Reserve Price mentioned above. | Rs. 25,000/- |
| 28 | ARB -PUNE 78780 (37350321178) Borrower: M/S. Aman Enterprises Mr. Irfan Amirhamza Mulla (Proprietor) Mr. Anil Tulsidas Soneji (Guarantor) (Symbolic possession) | Rs. 52,88,105.00/- (Rs. Fifty Two Lakhs Eighty Eight Thousand One Hundred And Five Only) as per Demand notice dated 03.08.2018 and further interest, cost and expenses thereafter. | All that piece and parcel of Land Vide S.No. 27, Hissa No. 1+2/2, Admesuring 2200 Sq. Feet, thereabout together with building and fixed structure etc. situated at Kharadi Industrial Estate, Behind Hotel Relax, Kharadi, Haveli, Pune and within the limits of Pune Municipal Corporation. Bounded as East- By Plot of Mr. Shinde, West- By Road, North- By Plot No. 52, South- By Road | Rs. 1,45,20,000.00/- (Rupees One Crore Forty Five Lakh Twenty Thousand Only) | 10% of the Reserve Price | Rs. 1,00,000/- |
| 29 | ARB -PUNE 78780 (37350321178) Borrower: M/s. Yasmeen Irfan Mulla, Mrs. Yasmeen Irfan Mulla (Proprietor) Mr. Irfan Amirhamza Mulla (Guarantor) (Symbolic possession) | Rs. 42,34,347.00/- (Rs. Forty Two Lakh Thirty Four Thousand Three Hundred Forty Seven Rupees Only) as per Demand notice dated 15.06.2018 and further interest, cost and expenses thereafter. | Residential land & building vide S.No. 48, Hissa No. 3/1, Milkat No. 4A/9, Measuring 1908 Sq. Ft. situated at Kranti Nagar, Near Anand Park Bus Stop, Waggaon Sheri, Tal- Haveli, Pune - 411014 and Bounded by East: Property Of Shukla, West: Property Of Kamathe, North: Property Of Mr. C. Wheel Gudwan, South: Colony Road | Rs. 67,60,000.00/- (Rupees Sixty Seven Lakh Sixty Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| 30 | ARB -PUNE 78780 (37350321178) Borrower: M/s Poonam NX, Mrs. Anjali Kiran Somwanshi (Proprietor), Mr. Kiran Pandurang Somwanshi (Guarantor) (Physical possession proposed on 09.03.2026) | Rs.30,68,459.13 (Rupees Thirty lakhs Sixty Eight Thousand Four Hundred Fifty Nine Rupees and Thirteen Paise Only) as per demand notice dt. 07-11-2022 + further interest and charges thereon after. | All the piece and parcel of land bearing S.no.300, Flat No 301, 3rd Floor Admeasuring Area about 600 Sq Ft s i.e. 55.76 Sq. Mtrs situated at Village- Ganj Peth (Mahatma Phule Peth), Taluka: Haveli, Pune-411002. Bounded as under: East- Side Margin, Flat No. 302, South- Road, West- Road, North- Adj. Building | Rs. 23,06,000 /- (Rupees Twenty Three Lakh Six Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- |
| 31 | ARB -PUNE 78780 (37350321178) Borrower: Mr. Deepak Meghnath Pillai, Mrs. Lisa Deepak Pillai (Symbolic possession) | Rs.25,67,911.00 (Rupees Twenty Five Lakh Sixty Seven Thousand Nine Hundred Eleven Rupees Only) as per Demand notice dated 01.07.2019 and further interest, cost and expenses thereafter. | All that Piece and Parcel of Flat no. 506, 5th floor, B Wing, Swapnapurti Phase II, S. No. 312/1, 313/2, 312/2b, 312/4, CTS no. 6779.6780.6781.6808 at Village Pimpri Waghere Colony, Taluka Haveli, Pune - 411017. Bounded By East- By Flat no. 505, West- By open space, North- By Passage & Flat no. 507 & 508, South- By Flat no.503 | Rs. 20,98,000.00/- (Rupees Twenty Lakh Ninety Eight Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- |
| 32 | ARB -PUNE 78780 (37350321178) Borrower: Mr. Arun Mahadev Bag, Mrs. Sampa Arun Bag (Symbolic possession) | Rs.22,21,158.26 (Rupees Twenty Two Lakh Twenty One Thousand One Hundred Fifty Eight Rupees and Twenty Six Paise Only) as per Demand notice dated 05.01.2023 and further interest, cost and expenses thereafter. | All that piece and parcel of Flat No. 14, 3rd Floor, Wing B, Vijayraj Corner B Co-Operating Housing Society Ltd, CTS No. 131/B+141, Plot No. 5, Near Trishundya Ganapati Mandir, Off Station Road, Somwar Peth, Pune-411011 which is situated within the jurisdiction of sub registrar Haveli, Pune having admeasuring area about 686.69 Sq.Fs. i.e. 63.795 Sq Mtrs built up. Bounded by: East: Entrance Passage and Flat No. 15, West: Open Space, North: Open Space, South: Flat No. 13 | Rs. 24,43,000.00/- (Rupees Twenty Four Lakh Forty Three Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- |
| 33 | ARB -PUNE 78780 (37350321178) Borrower: Mr. Dilip Namdeo Shelar, Mrs. Usha Santosh Pote (Physical possession) | Rs. 27,33,840.57 (Rupees Twenty-Seven Lakh Thirty-Three Thousand Eight Hundred Forty and Paise Fifty Seven only) as per demand notice date 15-03-2023 Plus further interest and expenses thereafter. | Flat no. 18, 3rd floor, Shree Sai Chhaya, Old Sr.No. 8/1, Plot No.5, CTS No. 4526, Mouje Saswad Tal Purandard Dist Pune 412301 admeasuring area 689.43 Sq.ft. i.e.64.07 Sq.Mtrs. | Rs. 16,13,000.00/- (Rupees Sixteen Lakh Thirteen Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- |
| 34 | ARB -PUNE (37350321178) Borrower: M/S. SRF Enterprises, Mr. Rajesh V Chougule- Proprietor (co-borrower) Mr. Yashwantrao Bandu Renuse- Guarantor (Symbolic Possession) | Rs.42,26,952.84 (Rupees Forty-Two Lakh Twenty Six Thousand Nine Hundred Fifty Two Rupees and Eighty Four Paise Only) as on 18.09.2025 + Interest and Expenses thereon after. | All that piece and parcel of the Shop No A-7 on the Ground Floor with carpet area Admeasuring 253 Sq Ft i.e. Saleable Area Admeasuring 342 Sq. Ft. in Building No A in project known as Shaurya Homes built upon land bearing Survey No. 29 Hissa No 1/4 and Hissa No 1/20/1 lying and situated at Village Dhanori, Taluka Haveli Dist Pune within the limits of Pune Municipal Corporation Bounded By East: Shop No 6, South: Entrance And Road, West: Shop No. 8, North: Parking | Rs. 44,33,000.00. (Rupees Forty Four Lakh Thirty Three Thousand Only) | 10% of the Reserve Price mentioned above. | Rs. 25000/- |
| 35 | ARB -PUNE (9913337155) Borrower: The Unique Star Caterers Proprietor: Mr. Rojer Richard Das/ Rita William Martin, Legal Heir of Late William Moti Martin (Guarantor) (Physical Possession) | Rs. 72,80,245.50/- (Rupees Seventy Two Lakh Eighty Thousand Two Hundred Forty Five and Fifty Paise) +Interest thereon after. As per demand notice dated 07.10.2022. | All the piece and parcel of the shop bearing No.1 on Ground Floor admeasuring carpet area about 350 Sq. Ft. i.e 32.52 Sq. Mtrs. in building No. 'A' in the Society known as "Satyam Co-operative Society Limited" constructed on the land bearing S. No. 49, CTS No.8 lying and situated at Village Bopodi, within the limits of Pune municipal Corporation. | Rs.21,25,000/- (Rupees Twenty One Lakh Twenty Five Thousand Only) | 10% of the Reserve Price mentioned above | Rs. 25,000/- |
| 36 | ARB -PUNE (9913337155) Borrower: M/s Vedant Engineering Proprietor Mr. Santosh Baburao Kand/ Mr. Sunil Baburao Kand/ Guarantor) (Symbolic Possession) | Rs.68,52,962.91 (Rupees Sixty Eight Lakhs Fifty Two Thousand Nine Hundred Eighty Two and Paise Ninety One Only) as per demand notice dated 04.03.2022 and further interest, cost and expenses thereafter. | All that piece and parcel of NA Land along with Factory Shed situated at bearing Gat No.104, area admeasuring 02H 68.75R plus Pot Kharaba 00H.53R i.e total area admeasuring 03H 28R out of which area adm.00H 68.75R plus Pot Kharaba 00H. 13.25R situated at Village Lonikand, Tal- Haveli, Dist-Pune and within the limits of Village Grampanchayat Lonikand, Panchayat Samiti Haveli, Zilla Parishad Pune and registration District Pune, Sub- District Taluka -Haveli | Rs.1,98,61,000/- (Rupees One Crore Ninety Eight Lakhs Sixty One Thousand Only) | 10% of the Reserve Price | Rs. 1,00,000/- |
| 37 | ARB -PUNE (9913337155) Borrower: M/s Chintamani Jaggery Plant LLP 1. Mr. Dattatray Sopan Shitole, 2. Mr. Anand Arvind Joshi, 3. Mr. Balasaheb Divanji Jagtap, 4. Mr. Dattatray Rambhau Bhogil, 5. Mr. Sagar Bapurao Salunke, 6. Mr. Santosh Shivaji Suryawanshi, 7. Mr. Satish Ramdas Daundkar, 8. Mr. Vijay Sakharampant Dange, 9. Mr. Vikas Digambar Mahadik, 10. Mr. Maruti Gulab Jagtap, 11. Mr. Mahadik Ramdas Namdeo, 12. M/s Chintamani Paradise, Sr No.1 to 12 Mortgagors/Guarantors (Physical Possession) | Rs.4,36,19,288.74 (Rupees Four Crore Thirty Six Lakhs Nineteen Thousand Two Hundred Eighty Eight and Paise Seventy Four Only) as per Demand Notice dated 02.04.2019 plus further interest & expenses thereon. | Property No.1: Land & Factory Building belonging to Mr. Dattatray Sopan Shitole situated at Gat No.152(Part) Shitole Mala, off Uralkanchan, Valati Road, Village Shindawane, Haveli, Pune admeasuring 6800 sq. mtrs. | Rs.2,74,00,000 (Rupees Two Crore Seventy Four Lakhs Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.2: Plot No.01, admeasuring 5417 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.37,71,000 (Rupees Thirty Seven Lakhs Seventy One Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.3: Plot No.85, admeasuring 1236 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.6,73,000 (Rupees Six Lakhs Seventy Three Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.4: Plot No.86, admeasuring 2000 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.10,89,000 (Rupees Ten lakhs Eighty Nine Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.5: Plot No.89, admeasuring 4735 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.25,75,000 (Rupees Twenty Five Lakhs Seventy Five Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.6: Plot No.90, admeasuring 4434 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.24,12,000 (Rupees Twenty Four Lakhs Twelve Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.7: Plot No.91, admeasuring 1427 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.7,77,000 (Rupees Seven Lakhs Seventy-Seven Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.8: Plot No.99, admeasuring 2094 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.11,39,000 (Rupees Eleven Lakhs Thirty Nine Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.9: Plot No.100, admeasuring 2143 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.11,66,000 (Rupees Eleven Lakhs Sixty Six Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.10: Plot No.119, admeasuring 1696 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.9,23,000 (Rupees Nine Lakhs TwentyThree Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.11: Plot No.123, admeasuring 1696 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.9,23,000 (Rupees Nine Lakhs TwentyThree Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.12: Plot No.127, admeasuring 1696 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.9,23,000 (Rupees Nine Lakhs Twenty Three Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.13: Plot No.128, admeasuring 1696 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.9,23,000 (Rupees Nine Lakhs Twenty Three Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.14: Plot No.137, admeasuring 2143 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.11,66,000 (Rupees Eleven Lakhs Sixty Six Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.15: Plot No.167, admeasuring 11910 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.64,76,000 (Rupees Sixty Four Lakhs Seventy Six Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.16: Plot No.93, admeasuring 1145 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.8,23,000 (Rupees Six Lakhs Twenty Three Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| | | | Property No.17: Plot No.48, admeasuring 1696 Sq. feet situated at Gat No.80, Chintamani Paradise Project about 3 Km from Uralkanchan, Valati Road, Off Belsar Uralkanchan Road, Village- Shindawane, Tal Haveli, Pune-412202 | Rs.9,23,000 (Rupees Nine Lakhs Twenty Three Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| 38 | ARB -PUNE (9913337155) Borrower: M/s C M Bio Agro Processing Pvt Ltd / Mr. Chandrakant Ramchandra More, Sagar Mahadev Gaikwad, Krishnat Mahadev Patil (Guarantors) (Symbolic Possession) | Rs.3,67,09,945.64 (Rupees Three Crore Sixty Seven Lakhs Nine Thousand Nine Hundred Forty Five and Paise Sixty Four Only) as per demand notice dated 30.04.2019 plus further interest and charges thereafter. | Property No.1: All that piece and parcel of land property situated at Gat No.200 totally admeasuring 1H 27R out of that 63.5 R land property with Factory construction situated at Yevalewadi, Tal-Kadegaon, Dist-Sangli Property No.2: All that pieces and parcel of property situated at "K.S.T Pride Shop No.01 @Basement Floor in G.M. No.GB-829/1 S.No.194/1B+2A+2C/1/5/1/2 Area of the shop :-422 Sq. ft situated at Agashivnagar, Malkapur, Tal- Karad, Dist-Satara, Karad Dhebewadi Road | Rs.1,70,10,000/- (Rupees One Crore Seventy Lakh Ten Thousand Only) | 10% of the Reserve Price | Rs. 1,00,000/- |
| 39 | ARB -PUNE (9913337155) Borrower: M/s. Laxmi Engineering Enterprises Prop. Shobha Eknath Awate / Shobha Eknath Awate, Eknath Krishna Awate, Liquidator of M/s Awate Engineering Pvt. Ltd. (Guarantors) (Symbolic Possession) | Rs.2,94,36,536.00 (Rupees Two Crore Ninety-Four Lakhs Thirty Six Thousand Five Hundred Thirty Six Only) as per demand notice dated 02.05.2019 plus interest and charges thereafter. | All that piece and parcel of Immovable Property being Land bearing Plot No.D-62 admeasuring about 1350 sq. metres situated at Ranjanagaon Industrial Area at Village- Karegaon, Taluka-Shirur, District- Pune and within the jurisdiction of the Sub- Registration District, Taluka- Shirur, Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon, belonging to Mrs. Shobha Eknath Awate, the Sole Proprietor of M/s Laxmi engineering Enterprises | Rs.1,60,57,000/- (Rupees One Crore Sixty Lakhs Fifty Seven Thousand Only) | 10% of the Reserve Price | Rs.1,00,000/- |
| 40 | ARB PUNE (7588358627) Borrower: M/s. Swami Computers And Enterprises, Mrs.Mayuri Prashant Pawar, Mrs. Surekha Arjun pawar, Mr. Prashant Arjun Pawar, Mr.Arjun Sitaram Pawar (symbolic possession) | Rs. 70,57,911.84 (Rs. Seventy Lakh Fifty Seven Thousand Nine Hundred Eleven and Paise y Four only) +Interest thereon after 30-10-2021 | Property No.1: Commercial shop situated at Shop No.A-S-1, Ground floor in the building named Ramkund Tower-A constructed on CTS No.6472A/2, plot No. 2/A area admeasuring of shop 15.93 sq.mtrs. i.e. 171.45 sq.feet having its nagarparishad Milkat No. 1400 within the sub limits of nagar parishad Phaltan, Tal.Phaltan, Dist Satara 415523 Property No.2: Residential flat property situated at Flat No.B-1, Ground floor of building Ramkund Tower-B bearing CTS No.6472A/2, within Plot No. 2/B admeasuring built-up area of flat 637.17 sq.feet i.e. 59.21 sq.meters having its nagarpalika Milkat No.1410 within the sublimits of Phaltan municipal council, Tal.Phaltan,Dist. Satara 415523 Property No.3: Open non agricultural plot situated at zirapwadi village bearing survey No.106/1/3, Plot No. 2 as per sale deed admeasuring area of plot 0.05 Ha and as per latest 7/12 extract admeasuring area of plot is 372.74 Sq.meter within gram panchayat Zirapwadi, Tal Phaltan, Dist. Satara, Pin 415523. | Rs.12,60,000/- (Rupees Twelve Lakh Sixty Thousand Only) Rs.17,50,000/- (Rupees Seventeen Lakh Fifty Thousand Only) | 10% of the Reserve Price 10% of the Reserve Price | Rs.25,000/- Rs. 25,000/- |
| 41 | ARB PUNE (7588358627) Borrower: Mr. Kiran Bhimrao Pawar (Symbolic possession) | Rs. 10,95,014.62 (Rupees Ten Lakh Ninety Five Thousand Fourteen and Paise Sixty Two only) as per demand notice date 30-06-2022 + interest and expenses thereon | All that piece and parcel of Flat No B-2 Ground Floor, Ramkund Tower-B, constructed on Plot No.2/B upon CTS No.6472A/2 Milkat No.W3BZ2000353 Laxminagar,Phaltan Tal Phltan Dist Satara 415523 admeasuring area 637.17 Sq.feet | Rs.16,70,000/- (Rupees Sixteen Lakh Seventy Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- |

Continued on next page...



Asset Recovery Branch
 Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004,
 Mob : 8169178780 Email : ubin0578789@unionbankofindia.bank.in

Mega E-auction For Sale of Movable / Immovable Properties

Continued from previous page...

| Sr. No | Name of the Branch and Borrowers / Guarantors and Type of Possession | Amount Due | Description of the Properties | Reserve Price | Earnest Money Deposit | Min. Bid Increment By which the Bid is to be increased |
|--------|---|---|--|--|---|--|
| 42 | ARB PUNE (7588358627) Borrower: Mr. Amol Arun Shinde, Mr. Arun Yashwant Shinde Alias Arun Kalu Kamble and Mrs. Nirmal Arun Shinde (Symbolic possession) | Rs.39,03,234.50/- (Rupees Thirty Nine Lakhs Three Thousand Two Hundred Thirty Four and Fifty Paise Only) + (Further Intrest and Charges) | All that piece and parcel of the land bearing House No. 213, admeasuring about 945 sq.ft., open space and constructed house admeasuring about 945 sq.ft. totally admeasuring about 1890 sq.ft. situated at village Ghorpadi, Taluka Haveli District Pune and within the limit of Pune Cantonment Board, Pune and Municipal Corporation and within the registration Taluka Haveli District Pune. | Rs.44,18,000/- (Rupees Forty Four Lakh Eighteen Thousand Only). | 10% of the Reserve Price | Rs. 25,000/- |
| 43 | ARB PUNE (7588358627) Borrower: Mrs. Shama Hussien Pathan, Mr. Pathan Hussain Ahmed (Symbolic possession) | Rs.31,95,282.08 (Rupees Thirty One Lakh Ninety Five Thousand Two Hundred Eighty Two and Paise Eight Only) as per Demand notice dated 25-10-2018 and further interest, cost and expenses thereafter. | All that Piece and parcel of the Shop No. 101 and Shop No. 102 situated on 1st floor building known as, "Al - KARIM Complex", constructed on City Survey No. 789/1 situated at village Bhavani Peth, Taluka: Haveli, District- Pune which is situated within local limits of Pune Municipal Corporation and also situated within the jurisdiction of Sub Registrar Haveli Pune having admeasuring area about 1000 Sq. Fts. i.e 92.90 Sq. Mtrs. Built up along with loft | Rs. 63,10,000/- (Rs. Sixty Three lakh Ten Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| 44 | ARB PUNE (7588358627) Borrower: Mr. Santosh Popat Chavan (Symbolic Possession) | Rs.14,70,902.00 (Rupees Forteen Lakh Seventy Thousand Nine Hundred Two only) as per demand notice date 12-09-2019 plus further interest and expenses thereafter. | Property No.1: Residential plot vide CTS No.259 and 260A, Muncpal No.273/1 and 277/1, measuring 543.58 Sq.Ft., situated near Laxmi Mata Temple and New English school, off pune Solapur highway, Hadapsar, Tal Haveli, Pune 411028 | Rs.16,29,000/- (Rupees Sixteen Lakh twenty Nine Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- |
| | | | Property No.2: Residential plot vide CTS No.301, Muncpal No.273/1, measuring 251.87 Sq.Ft. situated near Laxmi Mata Temple and New English school, off Pune Solapur highway, Hadapsar, Tal Haveli, Pune 411028 | Rs.6,90,000/- (Rupees Six Lakh Ninety Thousand only) | 10% of the Reserve Price | Rs. 25,000/- |
| 45 | ARB PUNE (7588358627) Borrower: Mr. Vinayak Vasant Dhavale (Symbolic Possession) | Rs.1,00,80,228.86 (Rupees One Crore Eighty Thousand Two Hundred Twenty Eight and Paise Eighty Six only) as per demand notice date 17-04-2025 plus further interest and expenses thereafter. | All that piece and parcel of Sr.No.22/3/23/1A/2, Flat No.A-304, 3rd Floor, ja Wing Building, My Nest, Nearby IVAA Multispeciality Hospital, Yaswin Jeevan & Orchid Road, Village Sus, Taluka Mulshi, Pune, Maharashtra-411021. Area -822.15 Sq.Fts (Carpet) | Rs.66,78,000/- (Rupees Sixty Six Lakh Seventy Eight Thousand Only) | 10% of the Reserve Price | Rs. 50,000/- |
| 46 | ARB -PUNE 78780 (9967917032) Borrower: M/s Krishna Infra Trading, Prop. Jaya Kishore Sindhwani, Mr. Kishor Sindhwani (Guarantor) (Symbolic Possession) | Rs.1,83,52,150.74 (Rupees One Crore Eighty Three Lakh Fifty Two Thousand One Hundred Fifty and Paise Seventy Four Only) as on 31.03.2021 as per Demand notice dated 03.04.2021 and further interest, cost and expenses thereafter. | All that piece and parcel of land admeasuring 00 H 12 57 R (Private plot no.28, 29, 30 & 31) together with construction thereon out of survey no.20/1/2 and 20/4/2 at village Mamurdi, Taluka - Haveli, District - Pune, Maharashtra, Boundaries: North: Road, East: Road, West: Road, South: Private plot no.32 | Rs.1,95,30,000.00 (Rupees One Crore Ninety Five Lakhs Thirty Thousand only) | 10% of the Reserve Price | Rs.1,00,000/- |
| 47 | ARB -PUNE (9967917032) Borrower: Mr. Ganesh Balkrishna Deshpande, Mrs. Bhagyashri Ganesh Deshpande (Co-Applicant) (Symbolic Possession) | Rs.84,87,632.75 (Rupees Eighty-Four Lakh Eighty Seven Thousand Six Hundred Thirty-Two and Paise Seventy Five Only) as on 31.07.2025 together with further interest and charges thereon (as per Demand notice dated 08.08.2025). | All that piece and parcel of property being apartment No.101/1F (18.32 Sq. Mtrs.), 101/1G (18.25 Sq. Mtrs.), 101/1H (20.10 Sq. Mtrs.), 101/1I (13.25 Sq. Mtrs.) and 101/1J (20.10 Sq. Mtrs.), together with balcony + passage + Toilet collectively admeasuring 40.32 Sq. Mtrs. i.e. totally admeasuring about 130.34 sq. Mtrs. Built up i.e. 156.16 Sq. Mtrs. Salable built up area on first floor and scooter parking no. A to O admeasuring about 23.22 Sq. Mtrs. along with 6.90% undivided share in Apartment known as "SWOJAS HOUSE APARTMENT CONDOMINIUM" constructed over the land bearing City Survey No.1159 admeasuring 867.1 Sq. Mtrs. situated at Sadashiv Peth Taluka Haveli, Dist. Pune within the local limits of Pune Municipal Corporation & within the Registration District of Pune, Sub-Registration Taluka Haveli and the said plot of land is Bounded as under: As per Mortgage deed dated 05.08.2017 On or towards East: By Bakhal place, On or towards South: By Bhopalkar Marg, On or towards West: By CTS No.1160, On or towards North: By CTS no.1158, As per Actual On or towards East: A Wing, On or towards South: Marginal space of the building, On or towards West: Entry, On or towards North: Other's Property | Rs. 2,19,00,000.00 (Rupees Two Crore Nineteen Lakh only) | 10% of the Reserve Price mentioned above. | Rs.100000/- |
| 48 | ARB -PUNE 78780 (9967917032) Borrower: Mr. Vijay Prakash Mane, Mrs. Sarika Vijay Mane (Co-Borrower) (Symbolic possession) | Rs.13,81,619.43 (Rupees Thirteen lakh Eighty-One Thousand Six Hundred Nineteen and Forty-Three Paise Only) as per Demand notice dated 11.05.2023 and further interest, cost and expenses thereafter. | All that piece and parcel of the Flat No.206, 2nd Floor, Building 'B' admeasuring area 415 sq ft. i.e. 38.56 sq. mtrs (Built up) in the society known as 'ANJANA Apartment Co-operative Housing Society Ltd' constructed on the Survey No.175/2A (Old Survey No.147) Grampanchayat Property No.2/3061, Situated at Village Phursungi, Tal Haveli, Dist - Pune Pin:412308. Within the local limit of Zilla Parishad Pune and Panchayat Samiti Taluka Haveli and Gram Panchayat Samiti Taluka Haveli and Gram Panchayat Phursungi and also within the jurisdiction of Registrar Haveli Pune. Bounded as follows North: By Pune - Saswad Road, South: By Sr No.175/2B, East: By Sr No.175/3, West: By Common Road (Internal) & Sr No.175/2A | Rs.12,45,000.00 (Rupees Twelve lakh Forty Five Thousand only) | 10% of the Reserve Price | Rs.25,000/- |
| 49 | ARB - PUNE (9913337155) Borrower: M/s Jaijalmi Sugar Products (Nitali) Pvt. Ltd. Borrower / 1.Mr. Vijay Sitaram Dandnaik, 2. Smt. Surekha V. Dandnaik, 3. Shri. Prthiviraj V. Dandnaik, 4. M/s Pruthvi Construction Builders and Developers, Sole Proprietor- Mr. Vijay Sitaram Dandnaik, 5. M/s Vyankatesh Chemicals Pvt Ltd. Director-Smt. Surekha V. (Sr No 1 to 5 Guarantors) (Symbolic possession) | Rs. 58,67,739.00 (Rupees Five Crore Eighty Seven Lakhs Sixty Three Thousand Seven Hundred Thirty Nine Only) as per demand notice dated 22.05.2013 and further interest, cost and expenses thereafter. | All that Piece and Parcel of Land bearing plot no.39, S.No.3, CTS No-7142 admeasuring 333.94 sq. mtrs situated at Village:- Usmanabad, Tal:- Usmanabad, Dist:- Usmanabad | Rs. 20,90,000/- (Rupees Twenty Lakhs Ninety Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- |
| 50 | ARB - PUNE 78780 (9913337155) Borrower: M/s Unnati Manz Biotec Dairy Farms Pvt. Ltd. / Mr. Vijaykumar Kulkarni, Mrs. Thelma Vijay Kulkarni (Guarantors) (Physical Possession) | Rs. 10,58,81,721.48 (Rupees Ten Crore Fifty Eight Lakhs Eighty One Thousand Seven Hundred Twenty One and Paise Forty Eight Only) + Interest thereon after. | Property No. 1: All that piece and parcel of immovable property bearing Gat No.178 totally admeasuring about 10 H 20R (assessed at Rs. 27.09 ps) situated at village: Jewali, Taluka: Lohara, District: Osmanabad, in the state of Maharashtra, within limits of Jewali Grampanchayat, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures to be constructed thereon and all the Fixed Plant and Machinery and Equipment, Electrical Installations and Furniture, Office Equipments, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth. | Rs. 9,28,16,600/- (Rupees Nine Crore Twenty Eight Lakh Sixteen Thousand Six Hundred Only) | 10% of the Reserve Price | Rs.2,00,000 (Rupees Two lakh only) |
| | | | Property No. 2: All the Movable Plant and Machinery and Equipment, Electrical Installations and Furniture, Office Equipments, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth located at Gat No.178 situated at village: Jewali, Taluka: Lohara, District: Dharashiv (Osmanabad). | Rs.1,63,62,500/- (Rupees One Crore Sixty Three Lakhs Sixty Two Thousand Five Hundred Only) | 10% of the Reserve Price | Rs.2,00,000 (Rupees Two lakh only) |
| 51 | ARB - PUNE 9967917032 1] M/s Pratham Heera Sales Pvt. Ltd. Mrs. Anita Shirish Chaudhari (Director & Guarantor), Mrs. Vandana Ravindra Chaudhari (Director & Guarantor) Guarantors: Mr. Ravindra Hiralal Chaudhari, Mr. Bhagwan Bansilal Chaudhari, Mr. Narendra Hiralal Chaudhari, M/s Yash Wines PVT LTD, Mrs. Pranita Narendra Chaudhari, Mr. Anil Bansilal Chaudhari, Mrs. Meenabai Vithoba Chaudhari (Daughter of Mathurabai Chaudhari), Dhanashri Shiram Gadgil, Mr. Chetan Ravindra Chaudhari, Mr. Shrish Hiralal Chaudhari, Mrs. Indubai Hiralal Chaudhari, Mr. Hiralal Maganlal Chaudhari, M/s Heera Hospitality Pvt. Ltd, Mr. Manohar Bansilal Chaudhari, Mrs. Mathurabai Bansilal Chaudhari, Mrs. Lilabai Motilal Chaudhari, Mr. Vishal Ravindra Chaudhari. 2] CS Mahesh K. Bagla (Interim Resolution professional of M/s. Heera Ind. Trading Pvt. Ltd. Mrs. Anita Shirish Chaudhari (Director & Guarantor), Mrs. Vandana Ravindra Chaudhari (Director & Guarantor), Guarantors: Mr. Ravindra Hiralal Chaudhari, Mr. Bhagwan Bansilal Chaudhari, Mr. Narendra Hiralal Chaudhari, M/s Yash Wines PVT LTD, Mrs. Pranita Narendra Chaudhari, Mr. Anil Bansilal Chaudhari, Mrs. Meenabai Vithoba Chaudhari (Daughter of Mathurabai Chaudhari), Dhanashri Shiram Gadgil, Mr. Chetan Ravindra Chaudhari, Mr. Shrish Hiralal Chaudhari, Mrs. Indubai Hiralal Chaudhari, Mr. Hiralal Maganlal Chaudhari, M/s Heera Hospitality Pvt. Ltd, Mr. Manohar Bansilal Chaudhari, Mrs. Mathurabai Bansilal Chaudhari, Mrs. Lilabai Motilal Chaudhari, Mr. Vishal Ravindra Chaudhari. 3] M/s. Heera Hospitality Pvt. Ltd. Mrs. Vandana Ravindra Chaudhari (Director & Guarantor), Mrs. Anita Shirish Chaudhari (Director & Guarantor), Mrs. Pranita Narendra Chaudhari (Director & Guarantor), Mr. Ravindra Hiralal Chaudhari (Director & Guarantor), Guarantor: Mr. Hiralal Maganlal Chaudhari, Mr. Shirish Hiralal Chaudhari, Mr. Narendra Hiralal Chaudhari (Symbolic Possession) | 1] M/s Pratham Heera Sales Pvt. Ltd. Rs. 55,67,37,454.42/- (Rupees Fifty-Five Crore Sixty-Seven Lakh Thirty-Seven Thousand Four Hundred Fifty-Four and Forty-Two Paise Only) as per demand notice dated 24.04.2023 and further interest, cost and expenses thereafter. 2] M/s Heera Ind. trading Pvt Ltd Rs. 49,33,11,763.61 (Rupees Forty-Nine Crore Thirty-Three Lakh Eleven Thousand Five Hundred Sixty-Three and Sixty-One Paise Only) as per demand notice dated 24.04.2023 and further interest, cost and expenses thereafter. 3] M/s Heera Hospitality Pvt Ltd Rs. 3,35,16,917.72 (Rupees Three Crore Thirty-Five Lakh Sixteen Thousand Nine Hundred Seventeen and Seventy-Two Paise Only) as per demand notice dated 24.04.2023 and further interest, cost and expenses thereafter. | Property 1 : Non-Agriculture City Survey No. 1197 area admeasuring 16.7 SqMtrs & City Survey no 1204 area admeasuring 117.1 SqMtrs situated at Nandurbar, Maharashtra. Owner Mr. Narendra Hiralal Chaudhary | Rs. 1,26,00,000.00 (Rupees One Crore Twenty Six Lakh Only) | 10% of the Reserve Price | Rs.1,00,000 (Rupees One lakh only) |
| | | | Property 2 : NA plot no. 1 to 54, 56 & 57 situated at s no 368/1, Indumati Nagar, Nandurbar. Owner Mr. Shirish Hiralal Chaudhari. | Rs. 13,80,00,000.00 (Rupees Thirteen Crore Eighty Lakh Only) | 10% of the Reserve Price | Rs.1,00,000 (Rupees One lakh only) |

Continued on next page...

PUBLIC NOTICE

Notice is hereby given that the Share Certificate Nos. 1731 to 1735 under Share Certificate No. 347 of Nyati Estate Co-operative Housing Society Ltd. standing in the name of **Mr. S. Sudarsanan and Mrs. Rajshree Sudarsanan** has been misplaced and that application for issuance of duplicate has been issued. Any person having objection for issuance of Duplicate Share Certificate shall inform the undersigned in writing together with supporting documents in evidence **within 7 days** from the date of publication of this notice, failing which duplicate will be issued.
Date : 10.03.2026

TEJAS M. AHUJA, ADVOCATE

Office No. 208, Mantri House, 929, F.C. Road, Shivajinagar, Pune : 411 004.
Contact : 020 25511605 / 9822094928.
Email : tejasahuja@rediffmail.com

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Opp. Marol Bus Depot
Ph : 02261285900

Ref No: GBCB/SAD/AO/VRG/804/Private Treaty/2026 Date: 10.03.2026

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT) The undersigned as Authorized Officer of The Greater Bombay Co-operative Bank Ltd., has taken over Physical Possession of the schedule property under the SARFAESI Act. The Authorized officer of The Greater Bombay Co-operative Bank Ltd., had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within Fifteen (15) days from the date of his publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.

1. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
2. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
3. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
4. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
5. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditors in this regard at a later date.
6. The Bank reserves the right to reject any offer of purchase without assigning any reason.
7. In case of more than one offer, the Bank will accept the highest offer.
8. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application.
9. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
10. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules.
11. The property is sold in "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS AND NO CLAIM BASIS"
12. The property is sold in "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS AND NO CLAIM BASIS"

| Name of Borrower / Co-borrower / Guarantor | Total O/s Amt. as per 13(2) Notice under SARFAESI Act. As on dt. 28.04.2025 | Details of secured Assets | Reserve price for private treaty |
|---|---|--|----------------------------------|
| M/s. Om Sai Travels (Prop. Mrs. Vandana Dinesh Chinchwad) | 12,34,42,703.00 | Land & Bungalow "Sai Dham" at Survey No. 12/1A, Walherkarwadi Road, Chinchwad, Pune 411033. (Area Adm. 2050 Sq.Ft Built up) Owned by Mrs. Vandana Dinesh Chinchwad. | 1,32,00,000.00 |
| 2. Shri. Dinesh Balu Chinchwad | | Land & Bungalow Utkarsh at Plot No 114, Sector No 30/32, PCNTDA, Walherkarwadi Road Chinchwad Pune-411033 (Area Adm. 1350 Sq. Ft. Built up) Owned by Shri. Nikhil Machindranath Kedari | 1,23,00,000.00 |
| 3. Shri. Gulab Baburao Chinchwad-Deceased | | Flat No. 7, (Area Adm. 660 Sq.Ft Built up as per Agreement) Owned by Shri. Gulab Baburao Chinchwad | 42,90,000.00 |
| (i) Smt. Shalini Gulab Chinchwad - Wife | | Flat No.12 (Area Adm. 930 Sq.Ft Built up as per Agreement) Owned by Shri. Gulab Baburao Chinchwad | 60,45,000.00 |
| (ii) Shri. Rajendra Gulab Chinchwad - Son | | Flat No.13 (Area Adm. 660 Sq.Ft Built up as per Agreement) Owned by Shri. Gulab Baburao Chinchwad | 42,90,000.00 |
| (iii) Shri. Sandeep Gulab Chinchwad - Son | | Flat No.18 (Area Adm. 675 Sq.Ft Built up as per Agreement) Owned by Shri. Gulab Baburao Chinchwad | 43,87,500.00 |
| (iv) Shri. Sudhir Gulab Chinchwad - Son | | | |
| (v) Mrs. Lata Manohar Salve - Daughter (Legal heirs of the deceased Late Shri. Gulab Baburao Chinchwad) | | | |
| 4. Shri. Sudhir Gulab Chinchwad (Guarantor) | | | |
| 5. Shri. Rajendra Gulabrao Chinchwad (Guarantor) | | | |
| 6. Shri. Nikhil Machindranath Kedari (Guarantor) | | | |
| 7. Mrs. Lata Manohar Salve. | | | |

Address of the Flat :- Anandwan Sahakari Gruhrachana Sanstha Sahakari Maryadit, Bldg. No. 6/1, Plot No. 51-63 CTS No. 1818, Sudhenduagar, Chinchwad, Pune 411 033
The aforesaid Borrower's/Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

Correspondence Address: Mr. Vinodkumar Ramesh Guram (Mob. No. 9820871640/022-61285729), vinodkumar.guram@greaterbank.com, Mr. Bharat Suki (Mob. No. 8422080163) The Greater Bombay Co-operative Bank Ltd having corporate office at JITO House, Ground Floor, Plot No. A-56, Road No. 1, MIDC Marol, Next to The International by Tunga Hotel, Andheri (E), Mumbai 400 093.

Date: 10.03.2026 Place: Mumbai

Sd/- Authorized Officer
The Greater Bombay Co-operative Bank Ltd

SMFG India Home Finance Co. Ltd.
Corporate Off : 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Regd. Off. : Commercial IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, TN

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the Public in General and in particular to the Borrower(s) and Guarantor(s) that the below listed immovable properties ("Secured Assets") mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of SMFG India Home Finance Co. Ltd. (hereinafter referred to as SMHFC) ("Secured Creditor"), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till date of realization, due to SMHFC Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below.

| Sr. No. | Name of the Borrower(s) / Guarantor(s) LAN | Description of the Properties | Reserve Price : Earnest Money Deposit : | Date & Time of E-Auction | Date of EMD Submission |
|---------|---|--|---|------------------------------------|------------------------|
| 1. | Lan No. - 602207510211218. 1. Rajendra Ishwara More 2. Dipali Rajendra More 3. Sadguru Kirana Stores | All That Peace And Parcel Grampanchayat Milakat No. 519/2 Admeasuring 770 Sq. Ft. Along With The Construction Thereon At Mouje Mhalunge, Tal - Karveer, Dist. Kolhapur Property Bounded As Follow: East: Property of Shree Uttam Maruti Patil, West: Property of Ashok Pandurang Nale, South: Road, North: Open Land And Road. | Rs. 8,40,000/- Rs. 84,000/- | 15.04.2026 at 11.00 AM to 01.00 PM | 14.04.2026 |

Details terms and conditions of the sale are as below and the details are also provided in our/secured creditor's website at the following link website address (<https://BidDeal.in> and <https://www.grishashakti.com/pdf/E-Auction.pdf>) The Intending Bidders can also contact : Yogesh Katarakar, Mobile: 7066691366, E-mail: Yogesh.Katarakar@grishashakti.com, Mr. Niloy Dey, on his Mob. 8655619157, E-mail : Niloy.Dey@grishashakti.com

Place : Kolhapur, Maharashtra
Date : 06.03.2026

TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK

Registered Office : TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604.
Ph. 022-6936 8500
Pune Regional Recovery Office : 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard, Pune 411037.
Ph. 020-24223531/32, 7208932034 / 7208931332

POSSESSION NOTICE (For Immovable Property) UNDER RULE 8 (2) OF SECURITY INTEREST ENFORCEMENT RULES 2002 R/W PROVISIONS OF SARFAESI ACT, 2002

WHEREAS, the undersigned being the Authorized Officer of TJSB Sahakari Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act, 2002") and in exercise of powers conferred u/s. 13 (2) r/w Rule 3 of Security Interest (Enforcement) Rules 2002, issued Demand Notice to repay the amount mentioned in the notice within 60 Days from the date of receipt of the said notice having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that, the undersigned has taken Symbolic Possession of the property mentioned below, in exercise of powers conferred on him u/s 13(4) of SARFAESI Act, 2002 r/w Rule 8 of the Security Interest (Enforcement) Rules, 2002.

The borrower(s) in particular and public in general are hereby cautioned not to deal with properties and any dealings with the properties will be subject to the charge of TJSB Sahakari Bank Ltd.
The borrower's attention is invited to the provision of sub section (8) of Section 13 of the said Act, in respect of time available, to redeem the secured assets.

| Name of the Borrower(s) / Guarantor(s) / Mortgagee(s) | Date of Demand Notice & Outstanding Amount | Date & Place of Possession | Description of Property |
|---|---|--|--|
| To: 1. M/s. Jai Ganesh Tours & Travels ... Borrower 2. Mr. Dattatray Jagannath Bakshetti ... Borrower, Mortgagee & Guarantor 3. Mrs. Mandakini Dattatray Bakshetti ... Co-Borrower, Mortgagee & Guarantor 4. Mr. Swapnil Sadashiv More ... Guarantor 5. Mr. Sagar Bapurao Kade ... Guarantor 6. Mrs. Chavan Sharada Sopan ... Guarantor 7. Mr. Ravindra Ashok Gholap ... Guarantor | Demand Notice Date: 06/12/2025 Outstanding Amount as on 30/11/2025 Rs. 90,18,747.09 (Rupees Ninety Lakhs Eighteen Thousand Seven Hundred Forty Seven & Paise Nine only) (Plus further interest and cost thereon from 01.12.2025) | Date:- 09/03/2026 Place:- Hadapsar, Pune (Symbolic Possession) | All that piece and parcel of Flat bearing No. B 2 admeasuring about 62.54 Sq. Mtrs. Built up i.e. 673 Sq. Fts. on the First Floor of B Wing the scheme "Canary Nest" along with covered car parking admeasuring about 120 Sq. Fts. i.e. 11.15 Sq. Mtrs. constructed upon land bearing S. No. 282 Hissa No. 2 admeasuring about 09 Aar and S. No. 282/3 admeasuring about 06 Aar situated at Village Hadapsar, Taluka Haveli, Dist. Pune and within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub registrar, Haveli, Pune and the said land is collectively bounded as under : On or Towards East - By remaining property out of S. No. 282, On or Towards West - By remaining property out of S. No. 282, On or Towards South - By Road, On or Towards North: By Road (Flat owned by Mr. Dattatray Jagannath Bakshetti and Mrs. Mandakini Dattatray Bakshetti). |

Wanawadi Branch, Pune.
Loan Account Nos.
CC/05613010000019
ADVHP-M/05630070000010
ADVHP-M/05630070000011
ADVHP-M/05630070000015
SS-M/056305000000048
PSLN-M/056303500000165
AMF-M/056301200000064

Date: 10.03.2026 Place: Pune

Sd/- Authorized Officer, Under SARFAESI Act, 2002 For & on behalf of TJSB Sahakari Bank Ltd.

यूनियन बँक Union Bank of India Asset Recovery Branch
Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004, Mob : 8169178780 Email : ubin0578789@unionbankofindia.bank.in

Mega E-auction For Sale of Movable / Immovable Properties

| Sr. No. | Name of the Branch and Borrowers / Guarantors and Type of Possession | Amount Due | Description of the Properties | Reserve Price | Earnest Money Deposit | Min. Bid Increment By which the Bid is to be increased | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|-------------------------|---|--------------------------|------------------------------------|--|-------|-------|--|------------|------------|------------|------------|--|------------|------------|------------|------------|--|------------|------------|------------|------------|--|------------|------------|-------------|------------|--|------------|------------|-------------|------------|--|------------|------------|------------|------------|--|------------|------------|------------|------------|--|------------|------------|------------|------------|--|------------|------------|------------|----------------------|--|------------|------------|------------|----------------------|--|------------|------------|------------|------------|--|------------|------------|------------|------------|--|------------|------------|------------|------------|--|------------|------------|-------------|------------|--|----------------|------------|-------------|------------|--|-------------|------------|------------|----------------------|--|---------------|-------------|-------------|------------|------|------|-------|-------|--------------------|-----------|--------------------|-----------|------|------|-------|-------|-----------------------|------|----------------------|------------------|------|------|-------|-------|----------------------------------|------------|-------------------------|------------------------|--|--------------------------|------------------------------------|
| 51 | | | <table border="1"> <thead> <tr> <th>Property Description</th> <th>East</th> <th>West</th> <th>North</th> <th>South</th> </tr> </thead> <tbody> <tr><td>Plot 40, area admeasuring 135.00 SqMtr</td><td>9 Mt. Road</td><td>Plot no 35</td><td>Plot no 41</td><td>Plot no 39</td></tr> <tr><td>Plot 41, area admeasuring 135.00 SqMtr</td><td>9 Mt. Road</td><td>Plot no 34</td><td>Plot no 42</td><td>Plot no 40</td></tr> <tr><td>Plot 42, area admeasuring 135.00 SqMtr</td><td>9 Mt. Road</td><td>Plot no 33</td><td>Plot no 43</td><td>Plot no 41</td></tr> <tr><td>Plot 43, area admeasuring 201.40 SqMtr</td><td>9 Mt. Road</td><td>Plot no 32</td><td>15 Mt. Road</td><td>Plot no 42</td></tr> <tr><td>Plot 44, area admeasuring 233.28 SqMtr</td><td>Plot no 53</td><td>9 Mt. Road</td><td>15 Mt. Road</td><td>Plot no 45</td></tr> <tr><td>Plot 45, area admeasuring 150.00 SqMtr</td><td>Plot no 52</td><td>9 Mt. Road</td><td>Plot no 44</td><td>Plot no 46</td></tr> <tr><td>Plot 46, area admeasuring 150.00 SqMtr</td><td>Plot no 51</td><td>9 Mt. Road</td><td>Plot no 45</td><td>Plot no 47</td></tr> <tr><td>Plot 47, area admeasuring 150.00 SqMtr</td><td>Plot no 50</td><td>9 Mt. Road</td><td>Plot no 46</td><td>Plot no 48</td></tr> <tr><td>Plot 48, area admeasuring 150.00 SqMtr</td><td>Plot no 49</td><td>9 Mt. Road</td><td>Plot no 47</td><td>Adj. Survey no 368/2</td></tr> <tr><td>Plot 49, area admeasuring 150.00 SqMtr</td><td>9 Mt. Road</td><td>Plot no 48</td><td>Plot no 50</td><td>Adj. Survey no 368/2</td></tr> <tr><td>Plot 50, area admeasuring 150.00 SqMtr</td><td>9 Mt. Road</td><td>Plot no 47</td><td>Plot no 51</td><td>Plot no 49</td></tr> <tr><td>Plot 51, area admeasuring 150.00 SqMtr</td><td>9 Mt. Road</td><td>Plot no 46</td><td>Plot no 52</td><td>Plot no 50</td></tr> <tr><td>Plot 52, area admeasuring 150.00 SqMtr</td><td>9 Mt. 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Owner Mrs Anita Shirish Chaudhari, BhagwanBansilal Chaudhari & Mr BansilalMakkan Chaudhari - [deceased his legal heirs namely 1. MathurabaiBansilal Chaudhari 2. BhagwanBansilal Chaudhari 3. Manohar Bansilal Chaudhari 4. Anil Bansilal Chaudhari 5. MeenbaiVithoba Chaudhari 6. Lilabai Motilal chaudhari 7. Shila Ravindra Chaudhari - (deceased her legal heirs, (A.) Dhanashri Shiram Gadgil (B.) Vishal Ravindra Chaudhari (C.) Chetan Ravindra Chaudhari] Bounded by :</p> <table border="1"> <thead> <tr> <th>East</th> <th>West</th> <th>North</th> <th>South</th> </tr> </thead> <tbody> <tr> <td>Adj. Survey No. 50</td> <td>Shiv Road</td> <td>Adj. Survey No. 52</td> <td>Shiv Road</td> </tr> </tbody> </table> <p>Property 4 : Heera Palace, Commercial plot and construction there on at cts No. 432/1/A/3 Nandurbar Maharashtra area admeasuring 1521.9 Sq.Mtr Owners are Mr. Shirish Hiralal Chaudhari, Shri HiralalMaganlal Chaudhari and Smt. IndubaiHiralal Chaudhari (joint owner) Bounded by:</p> <table border="1"> <thead> <tr> <th>East</th> <th>West</th> <th>North</th> <th>South</th> </tr> </thead> <tbody> <tr> <td>Adj. Survey No. 298/4</td> <td>Road</td> <td>Railway Station Road</td> <td>Bus Station Road</td> </tr> </tbody> </table> <p>Property 5 : Hotel Heera Executive, Commercial Hotel Building and plot at Survey No. 298/1/3 area adm 4500.00 SqMtr Dhule Road Taluka Distt Nandurbar, Maharashtra 425412. Owner M/S Heera Hospitality Pvt. Ltd. Bounded by:</p> <table border="1"> <thead> <tr> <th>East</th> <th>West</th> <th>North</th> <th>South</th> </tr> </thead> <tbody> <tr> <td>Adj. Survey No. 298/2 paiki Part</td> <td>Open Space</td> <td>Nandurbar to Dhule Road</td> <td>Adj. Survey No. 297(P)</td> </tr> </tbody> </table> | Property Description | East | West | North | South | Plot 40, area admeasuring 135.00 SqMtr | 9 Mt. Road | Plot no 35 | Plot no 41 | Plot no 39 | Plot 41, area admeasuring 135.00 SqMtr | 9 Mt. 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| Property Description | East | West | North | South | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 40, area admeasuring 135.00 SqMtr | 9 Mt. Road | Plot no 35 | Plot no 41 | Plot no 39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 41, area admeasuring 135.00 SqMtr | 9 Mt. Road | Plot no 34 | Plot no 42 | Plot no 40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 42, area admeasuring 135.00 SqMtr | 9 Mt. Road | Plot no 33 | Plot no 43 | Plot no 41 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 43, area admeasuring 201.40 SqMtr | 9 Mt. Road | Plot no 32 | 15 Mt. Road | Plot no 42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 44, area admeasuring 233.28 SqMtr | Plot no 53 | 9 Mt. Road | 15 Mt. Road | Plot no 45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 45, area admeasuring 150.00 SqMtr | Plot no 52 | 9 Mt. Road | Plot no 44 | Plot no 46 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 46, area admeasuring 150.00 SqMtr | Plot no 51 | 9 Mt. Road | Plot no 45 | Plot no 47 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 47, area admeasuring 150.00 SqMtr | Plot no 50 | 9 Mt. Road | Plot no 46 | Plot no 48 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 48, area admeasuring 150.00 SqMtr | Plot no 49 | 9 Mt. Road | Plot no 47 | Adj. Survey no 368/2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 49, area admeasuring 150.00 SqMtr | 9 Mt. Road | Plot no 48 | Plot no 50 | Adj. Survey no 368/2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 50, area admeasuring 150.00 SqMtr | 9 Mt. Road | Plot no 47 | Plot no 51 | Plot no 49 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 51, area admeasuring 150.00 SqMtr | 9 Mt. Road | Plot no 46 | Plot no 52 | Plot no 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 52, area admeasuring 150.00 SqMtr | 9 Mt. Road | Plot no 45 | Plot no 53 | Plot no 51 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 53, area admeasuring 205.90 SqMtr | 9 Mt. Road | Plot no 44 | 15 Mt. Road | Plot no 52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 54, area admeasuring 374.68 SqMtr | Adj. S. No.366 | 9 Mt. Road | 15 Mt. Road | Plot no 55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 56, area admeasuring 548.24 SqMtr | 12 Mt. Road | 9 Mt. Road | Plot no 55 | Adj. Survey no 368/2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plot 57, area admeasuring 769.00 SqMtr | Plot no 9 & 8 | 12 Mt. Road | 15 Mt. Road | Open Space | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| East | West | North | South | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adj. Survey No. 50 | Shiv Road | Adj. Survey No. 52 | Shiv Road | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| East | West | North | South | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adj. Survey No. 298/4 | Road | Railway Station Road | Bus Station Road | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| East | West | North | South | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adj. Survey No. 298/2 paiki Part | Open Space | Nandurbar to Dhule Road | Adj. Survey No. 297(P) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Rs. 16,90,00,000.00 (Rupees Sixteen Crore Ninety Lakh Only) | 10% of the Reserve Price | Rs.1,00,000 (Rupees One lakh only) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Rs. 15,54,00,000.00 (Rupees Fifteen Crore Fifty-Four Lakh Only) | 10% of the Reserve Price | Rs. 1,00,000/- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit <https://baanet.com> & <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx>. All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date : 07/03/2026 Place : Pune
Date & Time of E-Auction: 27/03/2026 (12 NOON to 5.00 PM)
The English version shall be final if any question of interpretation arises.
Authorized Officer, Union Bank of India